

067.A

0001

0003.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

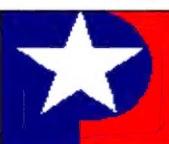
Total Card / Total Parcel
848,100 / 848,100

USE VALUE:

848,100 / 848,100

ASSESSED:

848,100 / 848,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OAK HILL DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: YUDOWSKI GUILLERMO	
Owner 2: GLEISER JULIETA	
Owner 3:	

Street 1: 10 OAK HILL DR
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: HART MARY P -
Owner 2: O KEEFE JOHN E -
Street 1: 10 OAK HILL DR

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .181 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 7866 Sq. Ft. Site 0 70. 0.83 12

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7866.000	388,900		459,200	848,100		128356
							GIS Ref
							GIS Ref
							Insp Date
							10/17/18

PREVIOUS ASSESSMENT								Parcel ID	067.A-0001-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	388,900	0	7,866.	459,200	848,100		Year end	12/23/2021
2021	101	FV	376,000	0	7,866.	459,200	835,200		Year End Roll	12/10/2020
2020	101	FV	375,200	0	7,866.	459,200	834,400		Year End Roll	12/18/2019
2019	101	FV	304,400	0	7,866.	426,400	730,800		Year End Roll	1/3/2019
2018	101	FV	260,000	0	7,866.	426,400	686,400		Year End Roll	12/20/2017
2017	101	FV	260,000	0	7,866.	373,900	633,900		Year End Roll	1/3/2017
2016	101	FV	260,000	0	7,866.	341,100	601,100		Year End	1/4/2016
2015	101	FV	244,900	0	7,866.	301,800	546,700		Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HART MARY P,	69829-259	8/25/2017			790,000	No	No	
HART MARY P,	55938-71	11/30/2010	Convenience		1	No	No	
RUCH JOHN K/ETA	27703-559	9/25/1997			225,000	No	No	Y

BUILDING PERMITS										ACTIVITY INFORMATION				
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment										Date	Result	By	Name	
7/17/2018 988 New Wind 11,800 C										10/17/2018	Meas/Inspect	BS	Barbara S	
1/4/2017 4 Re-Roof 5,900 C										4/3/2009	Meas/Inspect	345	PATRIOT	
4/8/2011 244 Redo Kit 17,000										5/9/2002	Permit Visit	PM	Peter M	
6/9/2009 460 Manual 2,850										11/8/1999	Meas/Inspect	163	PATRIOT	
6/20/2001 501 Dormers 67,000 C										5/1/1990		PM	Peter M	
11/1/1994 582 12,000 C														

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																		
Type:	5 - Cape			Full Bath:	1	Rating:	Good	BSMT SINK GAS LOG FP.																																																																																																																																																																																						
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																																																																																																																																																																																								
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Very Good																																																																																																																																																																																						
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																																																																																																																																																																																								
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																																																																																																								
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:																																																																																																																																																																																								
Sec Wall:					OthrFix:	1	Rating:	Fair																																																																																																																																																																																						
Roof Struct:	1 - Gable			OTHER FEATURES																																																																																																																																																																																										
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																																																																																																																																																																																							
Color:	GREY			A Kits:		Rating:																																																																																																																																																																																								
View / Desir:				Fpl:	1	Rating:	Good																																																																																																																																																																																							
GENERAL INFORMATION				WSFlue:		Rating:																																																																																																																																																																																								
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Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRS	FL																																																																																																																																																																																		
Prim Int Wal:	1 - Drywall			Functional:			%	Interior:	1	7	4																																																																																																																																																																																			
Sec Int Wall:					Economic:			Additions:																																																																																																																																																																																						
Partition:	E - Typical			Special:			%	Kitchen:																																																																																																																																																																																						
Prim Floors:	3 - Hardwood			Override:			%	Baths:																																																																																																																																																																																						
Sec Floors:					Total:	4.6	%	Plumbing:																																																																																																																																																																																						
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																																																																																																																																																																						
Subfloor:				Basic \$ / SQ:	110.00	COMPARABLE SALES				Heating:																																																																																																																																																																																				
Bsmnt Gar:	2				Size Adj.: 1.32340062	Rate	Parcel ID	Typ	Date	Sale Price	General:																																																																																																																																																																																			
Electric:	3	- Typical			Const Adj.: 1.08889127																																																																																																																																																																																									
Insulation:	2	- Typical			Adj \$ / SQ: 158.514																																																																																																																																																																																									
Int vs Ext:	S				Other Features: 99050																																																																																																																																																																																									
Heat Fuel:	2	- Gas			Grade Factor: 1.00																																																																																																																																																																																									
Heat Type:	1	- Forced H/Air			NBHD Inf: 1.00000000																																																																																																																																																																																									
# Heat Sys:	1				NBHD Mod:																																																																																																																																																																																									
% Heated:	100				LUC Factor: 1.00																																																																																																																																																																																									
Solar HW:	NO	Central Vac: NO			Adj Total: 407689																																																																																																																																																																																									
% Com Wal		% Sprinkled			Depreciation: 18754																																																																																																																																																																																									
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